

SNAPSHOT of HOME Program Performance--As of 06/30/09
State Participating Jurisdictions



Participating Jurisdiction (PJ): Pennsylvania

PJ's Total HOME Allocation Received: \$426,589,276

PJ Since (FY): 1992

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	<u>88</u> %	<u>92.72</u> %	<u>46</u>
% of Funds Disbursed	<u>85.42</u> %	<u>86.31</u> %	<u>35</u>
Leveraging Ratio for Rental Activities	<u>1.93</u>	<u>4.07</u>	<u>42</u>
% of Completed Rental Disbursements to All Rental Commitments**	<u>92.6</u> %	<u>94.3</u> %	<u>43</u>
% of Completed CHDO Disbursements to All CHDO Reservations**	<u>84.99</u> %	<u>81.36</u> %	<u>26</u>
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	<u>74.17</u> %	<u>80.19</u> %	<u>43</u>
% of 0-30% AMI Renters to All Renters**	<u>9.07</u> %	<u>37.27</u> %	<u>51</u>
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	<u>99.43</u> %	<u>98.88</u> %	<u>33</u>
<u>Overall Ranking:</u>			<u>48</u> / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	<u>\$35,070</u>	<u>\$27,609</u>	<u>3,174</u> Units <u>18.5</u> %
Homebuyer Unit	<u>\$15,399</u>	<u>\$13,114</u>	<u>3,524</u> Units <u>20.5</u> %
Homeowner-Rehab Unit	<u>\$12,892</u>	<u>\$20,301</u>	<u>10,481</u> Units <u>61</u> %
TBRA Unit	<u>\$0</u>	<u>\$3,017</u>	<u>4</u> Units <u>0</u> %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pennsylvania PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$97,333	\$71,388	\$14,490
\$96,889	\$38,326	\$16,102
\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	89.5	87.7	94.9	100.0
Black/African American:	6.6	6.2	4.1	0.0
Asian:	0.1	0.2	0.0	0.0
American Indian/Alaska Native:	0.2	0.1	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.1	0.0	0.0
Asian/Pacific Islander:	0.3	0.2	0.2	0.0

ETHNICITY:

Hispanic	2.8	5.1	0.4	0.0
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HOUSEHOLD SIZE:

1 Person:	68.6	19.2	41.4	0.0
2 Persons:	17.3	24.9	28.0	25.0
3 Persons:	8.4	24.8	11.5	25.0
4 Persons:	4.1	19.3	10.1	0.0
5 Persons:	1.3	8.3	5.7	0.0
6 Persons:	0.3	2.6	2.3	0.0
7 Persons:	0.1	0.5	0.8	25.0
8 or more Persons:	0.0	0.4	0.3	25.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	11.1	20.6	14.5	25.0
Elderly:	62.2	3.2	44.3	25.0
Related/Single Parent:	15.2	32.9	13.0	25.0
Related/Two Parent:	4.4	34.8	22.5	25.0
Other:	7.1	8.5	5.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	29.9	0.0 [#]
HOME TBRA:	1.2	
Other:	5.3	
No Assistance:	63.6	

of Section 504 Compliant Units / Completed Units Since 2001 712

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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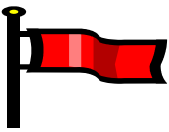


**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pennsylvania State: PA

Summary: 1 / Of the 5 Indicators are Red Flags

Overall Rank: 48

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 93.60%	92.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 75.75%	84.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.42%	99.43	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.500	2.31	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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HOME PROGRAM
OVERALL RANKING - 3Q03 to 3Q09

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pennsylvania

